

FOR LEASE

2244 Park Ave Cincinnati, OH 45206

NAIBergman



Office | 3,658 SF

- 3 Story Historic Office Building in Walnut Hills
- Beautiful Historic Touches Throughout
- Close To Eden Park
- Parking Lot for 8+ Cars
- Full Kitchen
- Aggressive Lease Rate

DEMOGRAPHICS

STATS	POPULATION	AVG. HH INCOME
1 MILE	14,872	\$80,496
3 MILES	152,392	\$81,421
5 MILES	304,877	\$78,867



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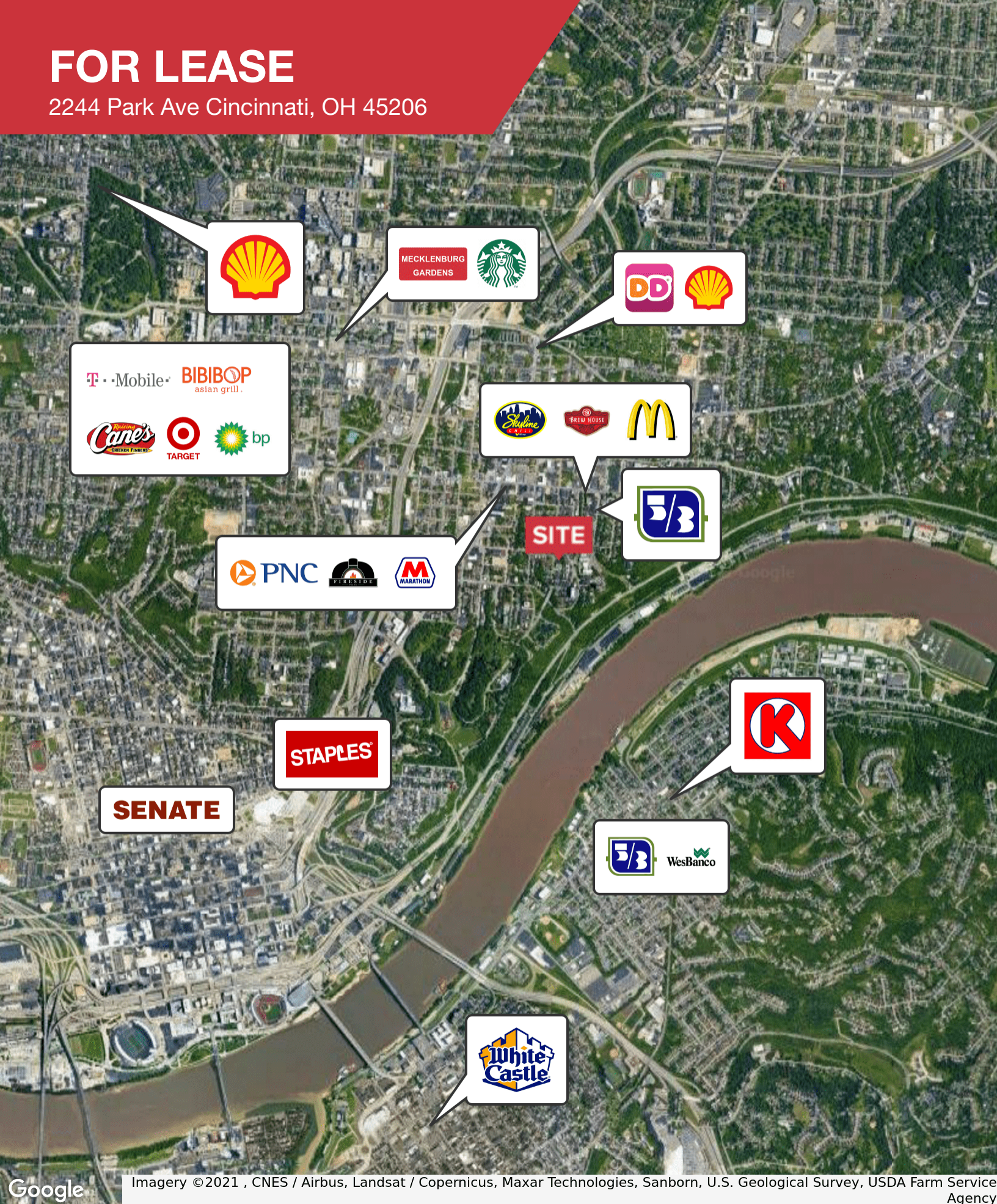
✉ Michael Bergman
+1 513 322 6309
mbergman@bergman-group.com

✉ Gueorgui Chikov
+1 513 322 6317
gchikov@bergman-group.com

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RF1

2244 Park Ave		1 mi radius	3 mi radius	5 mi radius
Cincinnati, OH 45206				
POPULATION	2020 Estimated Population	14,872	152,392	304,877
	2025 Projected Population	16,132	161,042	321,004
	2010 Census Population	13,761	143,461	295,082
	2000 Census Population	16,157	158,023	329,417
	Projected Annual Growth 2020 to 2025	1.7%	1.1%	1.1%
	Historical Annual Growth 2000 to 2020	-0.4%	-0.2%	-0.4%
HOUSEHOLDS	2020 Estimated Households	7,658	67,714	135,425
	2025 Projected Households	8,262	71,864	142,568
	2010 Census Households	7,012	63,493	129,952
	2000 Census Households	7,850	69,998	143,774
	Projected Annual Growth 2020 to 2025	1.6%	1.2%	1.1%
	Historical Annual Growth 2000 to 2020	-0.1%	-0.2%	-0.3%
AGE	2020 Est. Population Under 10 Years	10.8%	10.2%	12.1%
	2020 Est. Population 10 to 19 Years	9.9%	13.9%	12.8%
	2020 Est. Population 20 to 29 Years	18.3%	22.2%	19.2%
	2020 Est. Population 30 to 44 Years	20.2%	19.4%	20.3%
	2020 Est. Population 45 to 59 Years	18.0%	15.8%	16.4%
	2020 Est. Population 60 to 74 Years	16.2%	13.2%	13.8%
	2020 Est. Population 75 Years or Over	6.5%	5.3%	5.4%
	2020 Est. Median Age	36.9	33.2	33.9
MARITAL STATUS & GENDER	2020 Est. Male Population	48.2%	50.7%	49.4%
	2020 Est. Female Population	51.8%	49.3%	50.6%
	2020 Est. Never Married	52.1%	57.0%	51.6%
	2020 Est. Now Married	25.6%	24.1%	27.6%
	2020 Est. Separated or Divorced	18.2%	14.3%	15.8%
	2020 Est. Widowed	4.2%	4.6%	4.9%
INCOME	2020 Est. HH Income \$200,000 or More	6.8%	7.9%	6.7%
	2020 Est. HH Income \$150,000 to \$199,999	3.2%	4.8%	4.6%
	2020 Est. HH Income \$100,000 to \$149,999	11.1%	10.8%	11.5%
	2020 Est. HH Income \$75,000 to \$99,999	9.3%	9.6%	10.0%
	2020 Est. HH Income \$50,000 to \$74,999	15.4%	15.6%	16.6%
	2020 Est. HH Income \$35,000 to \$49,999	9.7%	10.9%	11.6%
	2020 Est. HH Income \$25,000 to \$34,999	9.3%	9.3%	9.7%
	2020 Est. HH Income \$15,000 to \$24,999	9.2%	10.3%	10.1%
	2020 Est. HH Income Under \$15,000	25.9%	20.6%	19.3%
	2020 Est. Average Household Income	\$80,496	\$81,421	\$78,867
	2020 Est. Median Household Income	\$50,270	\$54,317	\$54,565
	2020 Est. Per Capita Income	\$41,707	\$37,030	\$35,535
	2020 Est. Total Businesses	897	8,744	14,024
	2020 Est. Total Employees	13,255	134,938	213,680